BANGALORE NORTH CITY CORPORATION

TENDERS FOR THE:- Operation, supervision and maintenance of Mens & Womens Gym Building (2nd & 3rd Floor) in Ward No.17, J.P Park Rajarajeshwarinagara Constituency.

Office of the Executive Engineer,
Dasarahalli Division, Zone-2,
Bangalore North City Corporation
Bangalore -560073.

Contents

Section No.	Description	Pages
1	INVITATION FOR TENDERS (IFT)	3
2	QUALIFICATION INFORMATION	7

BANGALORE NORTH CITY CORPORATION

Office of the Executive Engineer, Dasarahalli Division, Zone-2, Heasaragatta Main road, MEI Layout Bagalagunte, Bangalore.-560073

No. BNCC/EE/DD/TEND/01/2026-27 Date: 02.04.2026

SHORT TERMTENDERNOTIFICATION
(Two Cover System)

(Through GOK KPP Portal http://kppp.karnataka.gov.in only)

Tenders are invited by the Executive Engineer, Dasarahalli Division, Zone-2, for the Services mentioned below under the Karnataka Transparency in public Procurement Act 2000 through electronic two cover tendering system (KPPP) in prescribed format from registered agency of Government of Karnataka Organizations.

The Tender document can be downloaded from the GOK KPP Portal (https://kppp.karnataka.gov.in) Web site on Payment of prescribed fee noted against item of work (non refundable) n the form of e-Payment through KPPP Platform. The Tenderer should accompany a copy of the Registration Certificate valid up-to the Block period and shall be submitted through KPP Portal.

Calendar of Events:-

1.	Downloading the Tender Document from		08.04.2026 onwards
2.	Pre Bid meeting	:	10.04.2026 at 3.00 PM
3.	Last Date & Time for Tender Queries /Clarification	:	15.04.2026 at 11.00AM
4.	Last Date and time for Receipt of Tender	:	22.04.2026 up to 4.00 PM
5.	Opening of Technical Bid.	:	23.04.2026 at 4.30 PM
	Opening of Financial Bid.	:	30.04.2026 at 4.30 PM
In the event of the Specified Date of Tender Opening being declared a Holiday for the Employer, the Tenders will be opened at the Appointed Time and Location on the Next working Day.			

Sl. No	Name of The Service	EMD in Rs.	Period of Service	Contractor Eligibility
1	Operation, supervision and maintenance of Mens & Womens Gym Building (2nd& 3rd Floor) in Ward No.17, J.P Park Rajarajeshwarinagara Constituency.	61,000/-	5 Years / 60 Months	As per KPP Portal
2	Operation, supervision and maintenance of Badminton Court in Ward No.17, J.P Park Rajarajeshwarinagara Constituency.	57,500/-	5 Years / 60 Months	As per KPP Portal

I. ELIGIBILITY CRITERIA:-

All terms and Conditions as per standard tender documents (RFP)

II. TERMS AND CONDITIONS:-

1. Tenderer should submit their EMD and tender processing fee in the form of e-payment through KPP Portal (Credit Card, Direct Debit, National Electronic Fund Transfer (NEFT), and Over the Counter (OTC).
2. Bidders/Contractors can access tender documents on the website, fill them and submit the completed tender document into electronic tender on the website https://kppp.karnataka.gov.in.
3. Should not have incurred any loss in more than a year during the last 3 years ending 31st March 2023.
4. Tenderer should pay as fixed by labour department govt of karnataka to Staff including all taxes as applicable time to time.
5. In addition to EMD, 10% of the quoted / bid amount shall be paid as additional security deposit through bank guarantee.
6. The successful tenderer should pay the 50% of entire tender bid amount in one lump within 7 days from the date of intimation of acceptance of the tender and remaining Amount will be 20% at the Start of 2nd Year, 20% at the Start of 3rd Year and 10% at the Start of 4th Year.
7. Tenderer has to meet the cost of chemicals used, water charges and electricity charges during the tender period.
8. The Tenderer should appoint trained persons who are certified by the state or National body concerned.
9. The Tenderer should agree that all the necessary repairs, annual maintenance of the and the annexure to be carried out at the Own cost of the Tenderer.
10. The bid Documents consists of Pre-qualification containing conditions of Contract, technical Specifications and Bill of quantities.
11. Based on an assessment of the information furnished in the cover –1 viz, Technical Pre- Qualification Documents those who prima-facie satisfy the eligibility criteria will be qualified and cover –2 Containing the financial bids shall be Considered for opening and evaluation.
12. The Tender is a Two Cover Tenders System Consisting of
    a) Technical Bid: The Technical bid should contain EMD, details of technical, financial and managerial capabilities to Execute the work as per the requirements.
    b) Financial Bid: The financial bid should contain only the price bid. For such of those contractors, whose technical bids do not satisfy the eligibility, their financial bids will not be opened and the tenders will summarily be rejected.
15. Non submission of the tender attracts action as per conditions stipulated in the rules of registration of Contractors.
16. Tender documents may be downloaded from Government of Karnataka KPP Portal website https://kppp.karnataka.gov.in under login for Contractors. Aspiring Bidders/Contractors who have not registered in e-procurement should register before participating through the website https://kppp.karnataka.gov.in.
17. For details, registration and e-payment visit GOK KPPP website https://kppp.karnataka.gov.in. or contact KPP Portal Helpdesk.
18. The Successful tenderer will have to execute an agreement with BNCC with in seven days of receipt of intimation, failing which his tender will be rejected.
19. The Tender will remain valid for 90 Days from the Date of Opening of Tender.
20. The work should be commenced with all earnestness within seven days from the date of work order failing which it would be presumed that he is not interested in the work and action will be taken to get the work executed through alternate agency at the risk and cost of the former tenderer.
21. The Bangalore North City Corporation reserves the right to accept/reject any or the entire tender's without assigning any reasons.
22. The Badminton Court, Gym gate fee collection will be permitted to successful tender after execution of an agreement on stamp paper and on full payment of tendered amount. In case if 50% of the bid amount / tender amount is not paid within the stipulated time the BNCC is at liberty to forfeit the earnest money deposit and take further action to call for Re-tender by holding him responsible with risk and Cost for any losses incurred to the BNCC such Bidders shall loose his right to participate in retender again.
23. The assigned work total duration is Five years only.

24. For any type of breach of agreement or any other relevant causes BNCC is entitled to cancel the tender.
25. Any other details regarding the works & other information's can be obtained from the above office during office hours.
26. Corrigendum/ modification/corrections, if any, will be published in the website only. For any clarification on KPP Portal Helpdesk.

Sd/-

Executive Engineer
Dasarahalli Division, Zone-2,
Bangalore North City Corporation

Copy to:

1. Copy Submitted to the Zonal Commissioner Zone-2 for kind information
2. Copy submitted to the Zonal Joint Commissioner, Zone-2 for kind information
3. Copy to the Chief Engineer Zone-2 for kind information.
4. Copy to the Public relation officer, GBA for kind information and to publish in Leading News papers.
5. Copy to the information officer, GBA for kind information and to publish in Website Along with soft copy.
6. Office copy.

Executive Engineer
Dasarahalli Division, Zone-2,
Bangalore North City Corporation

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ANNEXURE

SCOPE OF WORK

BBMP invites offer from reputed agencies for **Operation, supervision and maintenance of Mens & Womens Gym (2nd & 3rd Floor) in Ward No.17, J.P Park Rajarajeshwarinagara Constituency** (REVENUE CONTRACT FOR THE 05 YEARS)

The main purpose of Operation, supervision and maintenance of Mens & Womens Gym (2nd & 3rd Floor) in Ward No.62, J.P Park Rajarajeshwarinagara Constituency (REVENUE CONTRACT FOR THE 05 YEARS) **are as follows.**

1) To serve the public,
2) To maintain Running, **Operation, supervision and maintenance of Mens & Womens Gym (2nd & 3rd Floor) in Ward No.62, J.P Park Rajarajeshwarinagara Constituency** in good condition.
3) To generate revenue to the BNCC.
4) To protect the BNCC. asset.
5) To provide security to **Operation, supervision and maintenance of Mens & Womens Gym (2nd & 3rd Floor) in Ward No.62, J.P Park Rajarajeshwarinagara Constituency**.
6) Timing 5 AM to 10 PM

MAINTENANCE FEE TO BE COLLECTED AT THE FOLLOWING RATES:-

For Gym Building(Mens & Womens)

Sl No	**Description**	**Rates per month**
1	Gym	Rs. 600 per month/person

The above timings are liable to be changed by the BNCC according to the circumstances.

Seasonal passes shall be issued only to persons whose membership and the rates are approved by the Commissioner or by any officer authorized for the same.

Eligibility Criteria

1. The bidder has to submit with the attested copies of registration certificate of firm/company The company have a minimum turnover of Rs. 15.00/- lakhs per year.
2. The agency should be registered with I.T, E.S.I, P.F, Labour Department or MSME, BBMP other statutory authority of Government of Karnataka.
3. Bidder should enclose minimum of 05 years experience certificate of the **maintenance of Gym** from the owners/institutions/BNCC concerned officer (not below the rank of Executive Engineer in case of

Yoga building belongs to BNCC) State Government / Public Sector under taking / any other reputed private organizations/sports authority organizations, etc Company should be registered for GYM or fitness center only and should be 5 years old.

4. Should not incurred any loss in more than a year during the last 3 years.
5. Preference will be given to the agencies that have worked in BNCC and other statutory authority of Government of Karnataka with ISO certification.
6. Tenderer who are in any kind of areas of revenue and contract amount to the BNCC are not eligible to offer their tenders.
7. Three years of minimum experience is required in this profession, are only eligible to participate in this tender.
8. The Gym instructor/trainee should have perused Fitness instructor course (FIC) certificate (Owner/Trainee) should be issued by authenticated certify Body
9. The Gym instructor/trainee should have been registered in Karnataka body building Association (KBBA) (valid up to date).
10. The Gym instructor/trainee should enclose minimum of 3 years of experience certificate State Government / Public Sector under taking / any other reputed private organizations/sports authority organizations, etc.., ITR of Company (or) Proprietors Last 3 years

11.The bidder should Upload the valid documents as per Sl no. 0708, 09 &

during the tender process.

Terms & Conditions:-

1) The Licensee agrees to abide the terms and conditions prescribed by the Licensor.
2) After payment for RFP document which is as per Kpp portal norms the RFP document may be downloaded.
3) In the event of the Licensee committing breach of any of the conditions of the Contract, the Licensor reserves the right to cancel the License forthwith and to enter upon the licensed property without payment of any compensation and without assigning any reasons whatsoever to the Licensee.
4) During the contract period, for any casualties, accidents deaths, BNCC is not responsible and for which BNCC will not pay any compensation for the same.

5) If any casualties, accidents, deaths etc., are noticed repeatedly the contract will be terminated.
6) Only up to 10% in increase of collection fee per annum will be **allowed with the prior approval by the Commissioner** BNCC**.**
7) **Electricity consumption charges and water supply consumption charges are to be borne by the Licensee only within the stipulated period.**
8) **The** BNCC **always empower to penalize up to 25% of the bid amount (Penalty) for Licensee for any breach of contract.**
9) The Bidder shall solely be responsible for the payment of minimum wages, allowance, bonus, gratuity and other benefits as per minimum wages act to its employees and responsible for the welfare of its employees as per the various labour legislations and regulations in force from time to time.
10) The Bidder shall solely be responsible for any commission or omission of its employees.
11) The Bidder shall maintain the required number of personnel for the **Gym** and shall arrange replacement as necessary at its own expenses. In case of sickness, absentees and leave of its employees or the absence of the personnel for any reason whatsoever, alternative arrangement should be made.
12) The Bidders shall arrange regular periodical / surprise checks to supervise the performance of the **Gym** and other facilities.
13) The Bidders shall maintain all records, register and such other required compliances contemplated under the provisions of all the relevant statues which interlaid include the water quality report, Contract labour (Regulation and Abolition), Act, Provident Fund act and rules payment of wages act and other relevant statues in force from time to time.
14) The duration of duty is eight hours per day per person. To keep the efficiency and alertness the overtime will be kept to the barest minimum.
15) The bidder should be in position to appoint persons with good understanding and speaking of Kannada and Minimum required qualification.
16) The successful bidder shall comply with all the provisions of the labour act and any other applicable acts and rules and he shall

solely be liable to any proceedings / actions / payment of penalties for any violation and non - compliance.

17) The successful bidder shall be solely responsible for the safeguarding of the entire properties / equipments of the BNCC assigned to them and any theft / loss / damages arising out of any lapse / negligence shall be rectified by the Bidders within a period of 15 days from the date of the incident failing which the BBMP shall forfeit the FSD, invoke the bank guarantee submitted by the Bidders and the contract is liable to be terminated.

18) If there is any lapse in providing the assigned service, same will be carried out by BNCC and the expenditure incurred for the same will be recovered from the Bidder

19) The EMD amount of the Successful tender will be released after issue of work order.

20) In addition to above further security deposit of 10% of contract value Through Bank Guarantee (Nationalized Banks Only) or FDR in the Name of **Executive Engineer Dasarahalli Division, Zone-2,** BNCC and same will be released after successful completion of the service / work.

21) FSD will be released after successful completion of assigned contract period of Service/Work.

22) BNCC is not responsible for non-payment supposed to be paid by the bidder to any of his men / sub Bidders/ Companies / boards etc.,

23) Any disputes on the points between the Engineer-in Charge and license shall be referred to the Commissioner, BNCC whose decision shall be given in writing, which will be final and legally binding on the Contract.

24) If BNCC notices any lapses in performance of the assigned work, FSD, will be forfeited And all other General contractual obligation stipulated under Vol-I of the tender document for procurement of Services.

25) **The Commissioner,** BNCC**, Bangalore reserves the right either to reject or to accept any tender without assigning any reason before or after finalization of the Tender.**

26) The date of permission of the **Gym** fee collection as notified in tender is subject to variation. If there is any delay in accepting the

tender or other unavoidable delay for which no compensation will be paid to Bidders by the BNCC

27) The FSD credited by successful tender will be held as security Deposit for the due performance of his contract till the end of the contract period, During the period of contract if any loss caused to the BNCC Property due to the negligence of the Bidders such loss and the amount of fines levied will be recovered from the amount deposited by him(Performance Security).

28) The accepted Bidders is bound to abide by any other terms and conditions that may be insisted by the Commissioner from time to time and he will have no right for claiming any remission or compensations in the contract amount under any circumstances.

29) **For technical eligibility all the documents mentioned in the eligibility criteria are to be uploaded compulsorily within the time frame and technical evaluation aggregate marks should be 100% (Final discretion is rest with** BNCC**).**

30) The Departmental Collection if made directly during the contract period for violation of any terms and conditions will not be refunded.

31) The Bidders shall not sell or transfer or sublet the contract in contravention of these conditions will result in cancellations of contractor.

32) The Bidders is bound to issue admission Receipts got printed by him at his own cost rates as approved by the Commissioner.

33) The BNCC is not liable for any loss or damages occurred during the period of contract which the Bidders may incur in respect of this contract for any reason what so ever. He is also responsible for the damages caused to the BNCC property at the above place.

34) The Bidder will be liable to keep the **Gym** vacant for the use of the BNCC to conduct any competitions etc., Minimum of 15 working days per year during the contract period.

35) The Bidders shall maintain the complaint book within the premises of the Gym

36) The Bidder shall exhibit the Instructions, Approved rates of court fee and timing of each batch Etc... On the notice boards which will be displayed at the entrance of the **Gym** and other facilities.

37) The **Gym** shall be closed for 15 days / annum for cleaning or repairs for which no rebate will be allowed to the successful Bidders.

38) The bidder shall open a register and keep an account of the persons entering the **Gym** every day for each batch, which shall be kept open for the inspection of the authorized officials of the BNCC at any time.

39) **Gym** should be given 15 days in a year to conduct state and national level championships and also to BNCC (if required)

40) BNCC name board should be displayed at the entrance of the indoor stadium.

41) The **Gym** shall be kept open on all the days except on Holiday declared by the Commissioner.

42) The **Gym** shall remain closed on General holidays during the Contract Period as below :-

43) **1. Independence day 2. Republic day**
3. Ayudhapooja 4. May Day.

44) The Bidders is fully responsible and Accountable for any injuries or fatal accidents to the publics at Gym that may occur during Contract period.

45) Persons holding venereal and contagious diseases are prohibited from entering into the Gym

46) Person indulge in mis-behavior shall leave premises on the direction issued by the court instructor on duty.

47) Such other clauses for getting admission to use of the **c** will be liable whenever notified by the Commissioner, BNCC.

48) Bidder should have experience in handling the gym equipments/machines.

49) Frequent maintenance of equipments/machines/materials should be conducted and results must be maintained in a register for verification by BNCC.

50) The BNCC is not be responsible for any loss/losses which may result due to power failure and Others.

51) In addition to the other conditions, general conditions are subscribed on the Notice Board kept at the entrance of the indoor stadium for regular guidance of the **gym** equipments /machines users. Those regulations are to be followed strictly.

52) Contravention of any of the above terms and Conditions of this notification and the agreement shall entitled for cancellation of the contract by the Commissioner BNCC.

53) The concerned Executive Engineer /Assistant Executive Engineer / Assistant Engineer / Junior Engineer will Supervise the admission of the public in each batch on any day, if any violation of conditions observed by the officers of the BNCC will take necessary action against the Bidders.

54) The Required minimum staff for training and maintenance is to be deployed by the Bidders, at his own cost.

55) The Security arrangements have to be provided by the Bidders all round the clock at his own cost.

56) The Licensee has to appoint experienced personnel and to bear the entire cost of his establishment as per prevailing rules and regulations.

57) The expenses towards the required Electricity consumption charges replacement of Equipment/Machinery parts, other repairs etc., required for maintaining the **Gym** in a satisfactory condition is to be borne exclusively by the Licensee only.

58) The Licensee agrees to hand over possession of the **Gym** to the Licensor in the same condition in which as it was in the condition at the time of handing over to Licensee with reasonable wear & tear and also Licensee should handover all the equipments/machineries/materials which already installed by the Licensee and Licensor without any damages.

59) The Licensee should withdraw the personals appointed by him immediately after the License period is completed and the Licensor will not appoint them or continue them in service after the License period is completed under any circumstances.

60) **For delay in payment of agreed amount the Licensee is liable to pay an interest amount at the rate of 18% per annum.**

61) **The agreed amount shall be paid on or before of every 90 days of the subsequent years upto the stipulated time frame as agreed.**

62) Strictly the toilets, **Gym** premises etc., should always be maintained in hygienic condition.

63) First Aid box should be kept in the premises of the **Gym** area to attend casualties if any and a doctor on call to be earmarked. The details of the doctor on call and the tie-up to be furnished to the

BNCC authorities by the license at the time of signing the agreement.

64) **BNCC is empowered to change any conditions of contract whenever required.**

65) All the documents in original are to be submitted to this office before execution of agreement, otherwise EMD will be forfeited and the tender will be rejected.

66) **The assigned license is for Five year only.**

67) Safety equipments like first aid kit, Ambulance tie up with nearest hospitals with facilities, oxygen, and telephone are to be always available in the Gym premises.

68) Safety and security measures to be taken up are to be demonstrated before executing agreement.

69) Preference given to those who have got experience in maintaining Gym of Govt sector/ BNCC/Public undertaking /sports authority, etc.

70) The Tender is a Two Cover Tenders System Consisting of

A .Technical Bid: The Technical bid should contain EMD, details of technical,- financial and managerial capabilities experience to execute the said work as per the requirements and all the requirements mentioned in the eligibility criteria.

B. Financial Bid : The financial bid should contain only the **price bid.** For such of those bidders, whose technical bids do not satisfy the eligibility criteria their financial bids **will** not be considered and the tenders will be rejected.

C. Bidder should quote total bid amount for Five years in a single lump. (As shown in Format VII).

71 The bidder shall not have incurred any loss during last 3 Years.

72 **Only the bidders** who qualifies in technical evaluation (cover no. 1) they will be eligible for opening the financial bids (cover no.2)

73 Bidders who are defaulters in payment of any kind of revenue and contract amount to the BNCC **are not eligible to participate in tender.**

74 Tender documents may be downloaded from Government of Karnataka e- Procurement website https://Kppp.karnataka.gov.in under login for Contractors. Aspiring Bidders/Contractors who have not registered in e- procurement should register before participating through the website https://Kppp.karnataka.gov.in.

75 For details, registration and e-payment login GOK KPP Portal website https:// https://Kppp.karnataka.gov.in or contact KPP Poratl Helpdesk.

Signature of the Contractor

Executive Engineer
Dasarahalli division

INFRASTRUCTURE DETAILS Provided for Operation Supervision and maintentance of Gym LONG WITH equipment details .
which should not be altered in any manner without prior approval from the Commissioner. BNCC.

Sl No	Room Details	Description
1	**Third Floor**	
	Mens Gym	12.0m * 13.00m 5.70m*5.90m (Separate Changing room and Toilets).
2	**Fourth Floor**	
	Women's Gym	12.0m * 13.00m 5.70m*5.90m 2.90m*7.40m (Ro Plant Unit and Ladies Toilets only).

- Equipments List (3rd and 4th Floor)

1. Treadmill 500 lbs - 5 nos
2. Treadmill 350lbs - 1 nos
3. Cross fit 350lbs - 5 nos
4. Schwin IC Pro - 4 nos
5. Dual adjustment pulley - 1 Nos
6. Abodminal machine - 1 nos
7. Chest Press - 2 nos
8. Seated leg Press - 2 Nos
9. Leg Extension Stack - 2 nos
10. Leg Curl stack - 1 Nos
11. Prefly/Rear dealt - 1 Nos
12. Lat pull down stack - 2 nos
13. Row stack - 1 Nos
14. Shoulder Press Stack - 1 Nos
15. Biceps Curl Stack - 1 Nos
16. Triceps Extension Stack - 1 Nos
17. Freedom Rack - 1 Nos
18. Adjustable Bench Stack - 2 Nos
19. Flat bench Stack - 1 Nos
20. Adjustable Abdominal Bench Stack – 1 Nos
21. Bench Press Stack - 1 Nos
22. Incline Bench Press - 1 Nos
23. Decline Bench Press - 1 Nos
24. Three Tier Dumbells Rack - 1 Nos(15 pair)
25. 2 Sided Olympic weight tree - 2 Nos
26. Dumbells - 2 Sets
27. Plates - 2 Sets
28. Premium Indian make rods curl bar - 6 Nos
29. Stepper - 18 Nos
30. Gym Ball - 6 nos
31. Exercise Mats -6 Nos.

32.Spinning ride - 1 No

FINANCIAL BID DOCUMENT

Name of the Bidder:

Address for Correspondence

Telephone/Mobile :

Tender number:

Our financial proposal is as given below.

Sl.No	**Description**	**Total Amount payable for Five years** (in Rs.) **(all inclusive)**	**Amount in Words**
1	Operation, supervision and maintenance of Yoga Center Building(1st Floor) in Ward No.17, J.P Park Rajarajeshwarinagara Constituency**.**		

Note: The bid will be decided on the basis of highest quoted price For five(05) years.

Signature of the Tenderer with Seal

Format for providing previous general experience

Sl.No	Name of the Project	Client Details	Value of the Project	Status of the project/Timely/Completion/Cost over runs/Meeting the design objectives

Details of Experience in Similar projects

To be furnished for relevant and similar projects executed by the bidder(please do not mentioned ongoing or incomplete projects here)

Sl.No	Name of the project	Client Details	Value of the Project	Type of Contract	TURN KEY/BOOT/BOO/DBOT.ETC	Status of the project/timely completion/cost over run/meeting the design objectives